TOWN of

COALHURST

NOTICE OF DECISION
APPLICATION FOR DEVELOPMENT PERMIT

LAND USE BYLAW NO. 354-12
DEVELOPMENT APPLICATION NO. 15-20
DATE OF DECISION: May 21, 2020
EFFECTIVE DATE: June 12, 2020

NAME: **Caliber Landscaping Ltd.**
ADDRESS: **Box 380, Coalhurst, AB T0L 0V0**

In the matter of development of a single unit dwelling at: **Lot 4, Block 15, Plan 181 1288 (200 Greenwood Road, Coalhurst, AB)**

The development has been **APPROVED subject to the following conditions**:

DATE OF NOTICE: May 21, 2020 DEVELOPMENT OFFICER: Leda K. Tittsworth

Leda Kozak Tittsworth

CONDITIONS:

1. Development to conform to application (including any plans and drawings) deemed complete by the Development Officer on May 21, 2020 and to Schedule 2, Land Use District **Small Lot Residential – SLR** of Land Use Bylaw No. 354-12. Development must be completed in its entirety, in accordance with approved plans and conditions. Any revisions to the approved plans must be submitted for approval to the Development Authority.
2. No structures shall be located within a registered easement.
3. The width of the front driveway shall not exceed 5.5 m (18 ft) and shall not be less than 4.8 m (16 ft). The driveway shall be paved or hard-surfaced.
4. The front driveway shall be constructed in a manner which will permit adequate drainage, snow removal and maintenance.
5. Development must conform to Schedule 4, General Standards of Development of Land Use Bylaw No. 354-12.
6. All relevant safety codes permits (i.e. building, electrical, gas, plumbing) must be obtained from an accredited agency pursuant to the Safety Codes Act. Contact the Town at (403) 381-3033.
7. A sump pump is required for weeping tile/sump water to be directed to the surface or the storm sewer (if available). All sump pump wastewater that is to be directed to the surface must be contained on the owner's property.
8. All surface water must drain from the building site to the street and/or lane and shall not adversely affect neighbouring properties. Should retaining walls be required they are at the expense of the property owner/developer. Suitable drainage measures to ensure the above is adhered to must be employed from the onset of development and shall remain in place throughout all stages of excavation/construction/landscaping.
9. The front yard shall be comprehensively landscaped to the satisfaction of the Development Authority and completed within 12 months of occupancy. See the Land Use Bylaw for approved landscaping materials.
10. Construction waste must be contained on the property in covered storage bins and disposed of regularly to prevent over filling of the bins. Loose garbage must be bagged and maintained on the property in an orderly manner prior to disposal.

INFORMATIVE:

Pursuant to Section 44 of Land Use Bylaw No. 354-12 of the Town of Coalhurst and Section 686(1) of the Municipal Government Act (MGA), person(s) affected by this decision may appeal to the Subdivision and Development Appeal Board by filing a notice of the appeal, containing reasons, with the board within 21 days of receiving this notification.

An appeal may be left at the Coalhurst Town Hall with the applicable appeal fee, to be forwarded to the SDAB.